

Prepared by and when recorded return to:

Stephen S. Siegel, Esq.
The Siegel Law Firm, P.A.
14100 Palmetto Frontage Road, Suite 102
Miami Lakes, FL 33016

Property Appraiser's ID: 12-43-46-16-01-065-0260

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 2nd day of May, 2022, by **Michael Perlman and Loni Perlman, husband and wife** whose post office address is **227 NE 1st Avenue, Delray Beach, FL 33444**, herein called the Grantor, to **Joseph George Wagman and Susan G. Wagman, husband and wife**, whose post office address is **975 Summit Circle North, York, PA 17403** hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of FL,

Lot 26, Subdivision of Block 65, Delray Florida, according to the map or plat thereof as recorded in Plat Book 2, Page 20, Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

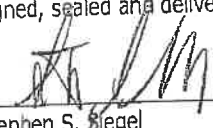
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Stephen S. Siegel



Jason Siegel

By: 

MICHAEL PERLMAN

By: 

LONI PERLMAN

Note: each witness as to both grantors

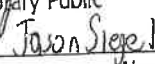
**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of **Physical Presence**, this 2nd day of May, 2022, by **MICHAEL PERLMAN and LONI PERLMAN**, husband and wife who produced their Florida Drivers' Licenses as Identification.

SEAL



Notary Public



Printed Notary Name

My Commission expires 7/25/23

